

TRANSFER
TAX
PAID

42-110

WARRANTY DEED

014761

MELVIN GRAVES and MARY ANN GRAVES of Waterville, Maine for consideration paid, grant to JEAN A. GAUTHIER of Fairfield, Maine with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lot No. 26 and the easterly half of Lot No. 27 on Plan of Rosemar Park as amended made for L.N. Violette Co., Inc., April 1951 and recorded in the Kennebec County Registry of Deeds in Plan Book 17, Page 86 to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to Lorraine V. McAleer and Louis M. Violette as Trustees under Deed of Trust from Robert J. Violette et als, dated December 26, 1957, and recorded in the Kennebec County Registry of Deeds in Book 1102, Page 256. This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet or either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no building house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Being the same premises conveyed to Melvin Graves and Mary Ann Graves by Warranty Deed of Hope Reedy dated February 25, 2000 and recorded with the Kennebec County Registry of Deeds in Book 6156, Page 276.

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WITNESS our hands and seals on May 17, 2002.

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
MELVIN GRAVES
[Signature]
MARY ANN GRAVES

May 17, 2002

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named MELVIN GRAVES and MARY ANN GRAVES and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]
Notary Public

GEORGE W. DIPLOCK, JR.
Notary Public, Maine
My Commission Expires March 26, 2005



RECEIVED KENNEBEC SS.
2002 MAY 20 PM 2:09

ATTEST: [Signature]
REGISTER OF DEEDS